REMODELING

Professional® Builder

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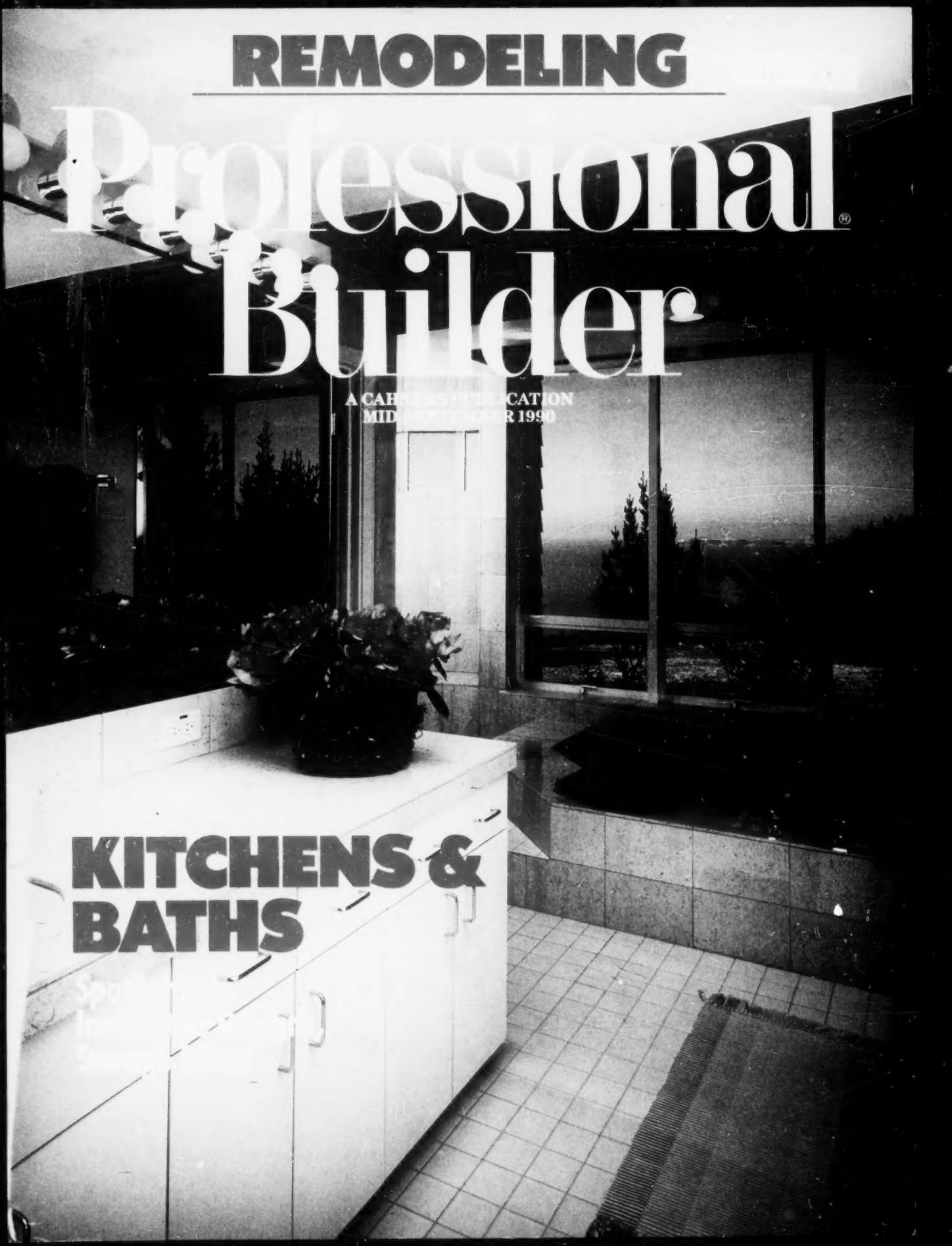

KITCHENS & BATHS

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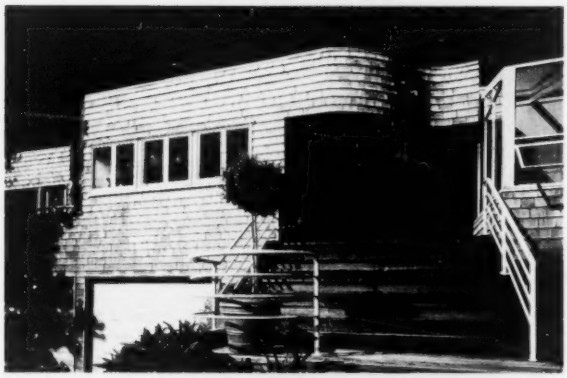

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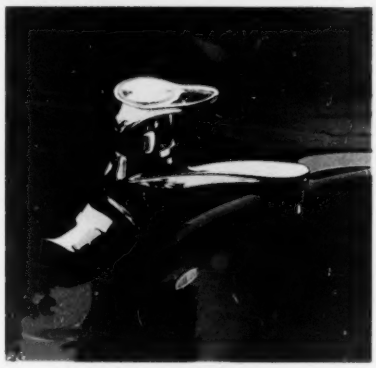

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In this new decade, white is hot. The projects featured here are typical of trends seen all over the country—remodelers and their clients are specifying white cabinetry and other materials to visually expand interior spaces.

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Upgrading cabinetry and adding to a home's storage capabilities are priorities for homeowners remodeling kitchens and baths. A variety of creative ideas can increase both the utility and charm of a home.

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Update interiors with a variety of new products.

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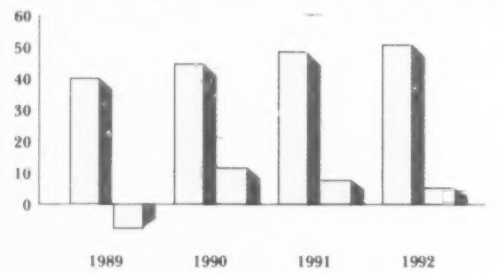
Forecasters Predict Gains In Remodeling Spending

Pent-up demand and continued weakness in the construction market bodes especially well for additions and alterations.

Last year was a very poor one for major home improvement work. While total residential remodeling spending declined by a slight 0.2 percent, spending on addition and alteration work dropped even sharper, by 8 percent. Estimated payments to contractors for residential remodeling work also fell more than overall residential upkeep and improvement spending. Last year's 1.5 percent decline in payments to contractors followed an impressive 13.3 percent gain during 1988.

Cahners Economics' general economic scenario calls for slow, but positive, economic growth for the remainder of this year and through 1992. Interest rates are expected to decline modestly, and personal income gains should continue to match or exceed the inflation rate. Given this macroeconomic background, we expect good gains in residential remodeling spending. Pent-up demand and continued relative weakness in the new home construction market bodes especially well for addition and alteration spending. Homeowners, increasingly making the decision to "move up in place," will be spending dollars on remodeling projects that, under different circumstances, would be going towards payments on a larger mortgage.

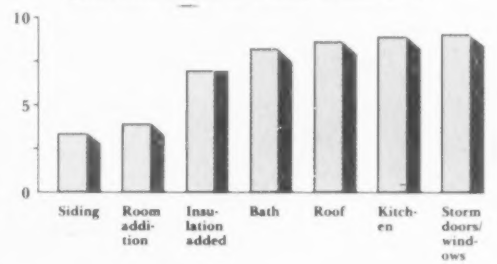
Strong Rebound In Homeowner Spending For Additions And Alterations



Source: Commerce Dept.; forecast by Cahners Economics.

Ownership Changes Trigger Plenty Of Kitchen And Bath Work

(Jobs recent movers most likely to undertake)



Source: HUD's 1987 American Housing Survey.

Contractors Versus DIYers: Who Does The Most Work?

(Percent of remodeling work reported as "Mostly done by household")

	Kitchen remodeling	Bath remodeling
Northeast	52.9%	55.8%
Midwest	61.5%	65.9%
South	52.0%	55.8%
West	51.9%	61.0%

Source: HUD's 1987 American Housing Survey.

The government's recently released 1987 American Housing Survey (AHS) reveals that during the previous two years, an estimated 4,532,000 households remodeled or added a kitchen, while 5,346,000 households remodeled or added a bathroom. About 8 percent of all homeowners had undertaken kitchen repair, improvement or addition work during the 24 months prior to being interviewed, while just over 9 percent of all households were estimated to have undertaken similar work on the bathroom.

Approximately 55 percent of repair and improvement work on kitchens was performed "mostly by household members," while nearly 60 percent of this work on bathrooms was of the "do-it-yourself" variety. Among the 4.5 million kitchen jobs, an estimated 73.4 percent cost $500 or more (the value of household members' time on DIY projects was specifically excluded). A considerably smaller percentage of the 5.3 million bathroom repair and improvement jobs—58.6 percent—were estimated to have cost at least $500. □

By Daryl Delano, Cahners Economics, Newton, Mass.

STORAGE SPACE

THE NUMBER ONE CONSUMER DEMAND

Upgrading the quality of cabinetry and adding to a home's storage capabilities are principal priorities for homeowners remodeling kitchens and baths. Here's a look at a variety of creative ideas that increase both the utility and the charm of a home.

By Dan McLeister,
Senior Editor

Just how important is storage to homeowners?

According to the 1990 Remodeling Consumer Study done by *Professional Builder And Remodeler*, when it comes to a rehab project, achieving more and better storage in both the kitchen and bathroom are at the top of nearly every homeowner's list.

Results of this magazine's 1990 New Home Consumer Study back up this claim. Among the most highly prized features in a new home are bonus storage areas: linen closets, pantries and extra closets in bedrooms.

As the homes on the following pages show, there are many ways to meet the high demand for better space. A wine rack tucked in with the cabinets, for example, can add sparkle to a kitchen.

Closets in the bathroom are just as important as cabinets in the kitchen.

In any room, *practicality* and *convenience* are the common denominators that turn a mundane storage area into a special homeowner benefit. □

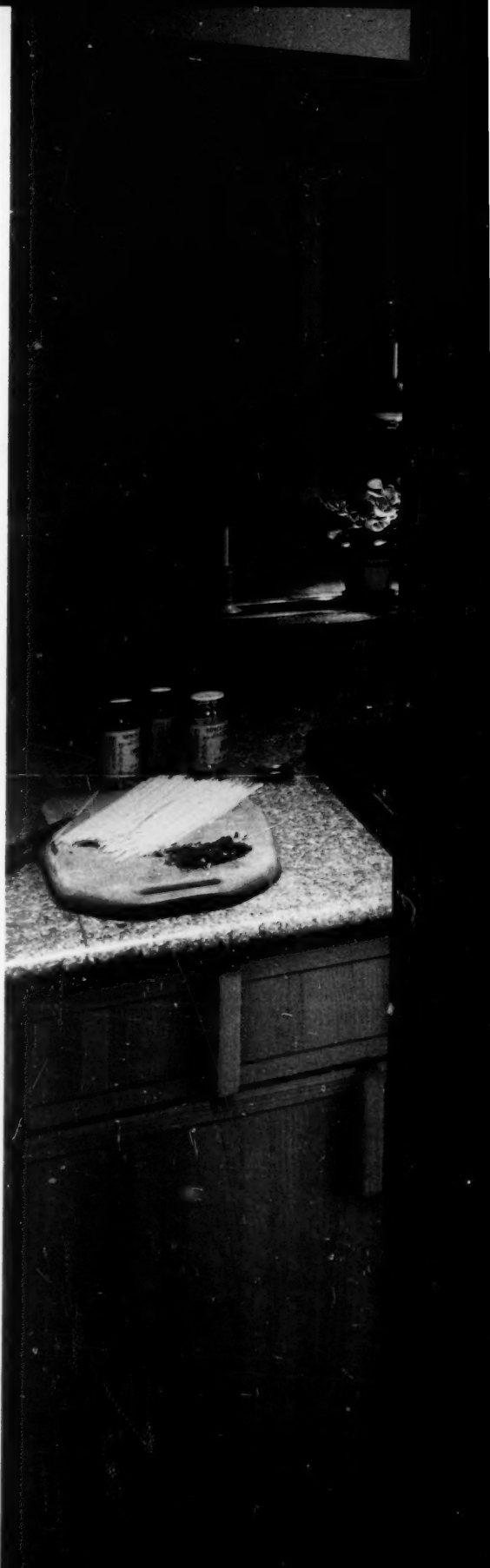
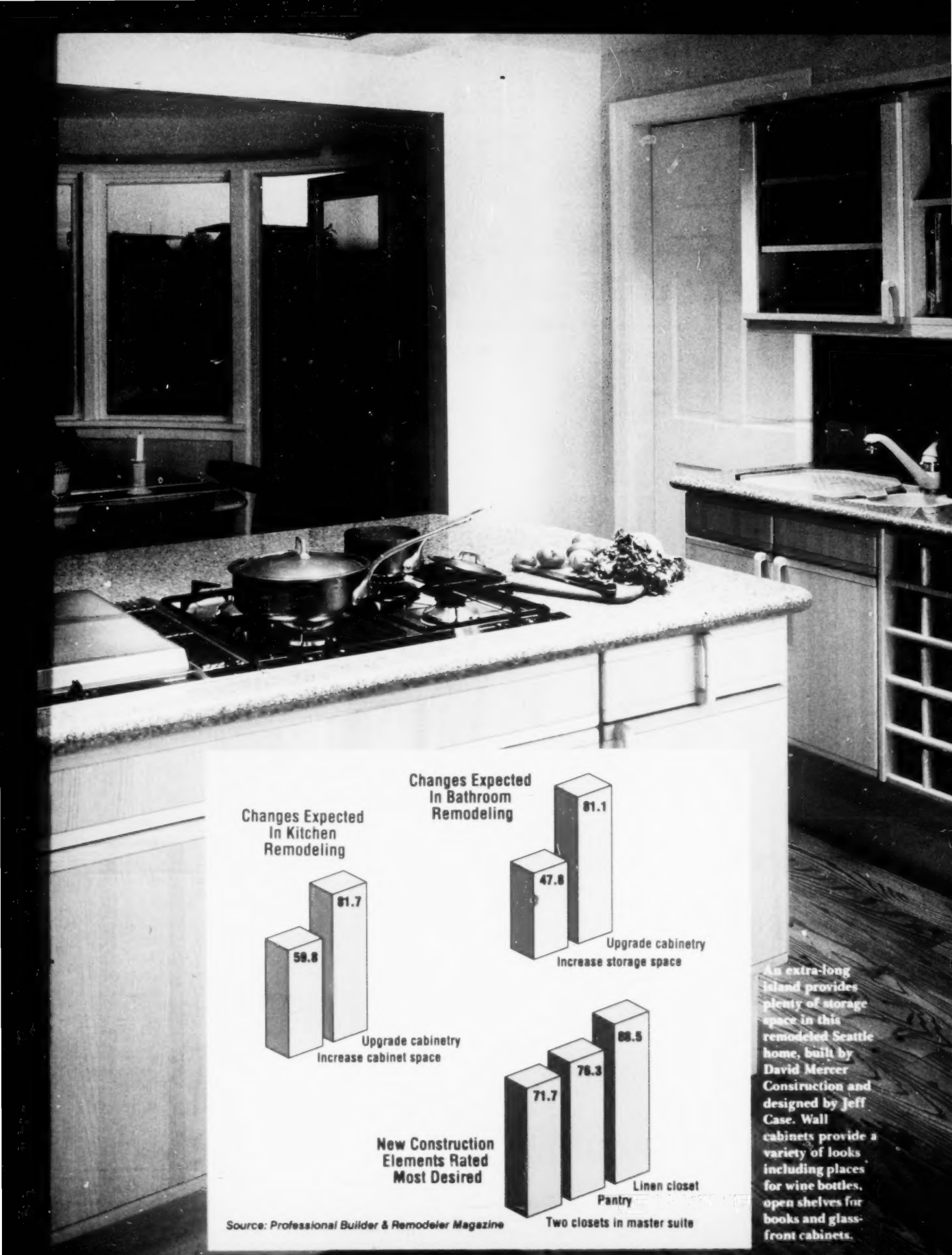


Photo: Roger Turk



Changes Expected In Kitchen Remodeling

Upgrade cabinetry
Increase cabinet space

Changes Expected In Bathroom Remodeling

Upgrade cabinetry
Increase storage space

New Construction Elements Rated Most Desired

Linen closet
Pantry
Two closets in master suite

Source: Professional Builder & Remodeler Magazine

An extra-long island provides plenty of storage space in this remodeled Seattle home, built by David Mercer Construction and designed by Jeff Case. Wall cabinets provide a variety of looks including places for wine bottles, open shelves for books and glass-front cabinets.